

Minutes of the Centerville **City Council/Planning Commission joint work session** held Tuesday, July 6, 2021 at 5:30 p.m. with participants present at City Hall, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor Clark Wilkinson

Council Members Tamilyn Fillmore
William Ince
Stephanie Ivie
George McEwan
Robyn Mecham

PLANNING COMMISSION PRESENT Kevin Daly, Chair
Spencer Summerhays
Christina Wilcox

PLANNING COMMISSION ABSENT Cheylynn Hayman
Mason Kjar
Heidi Shegrud
Becki Wright

STAFF PRESENT Brant Hanson, City Manager
Lisa Romney, City Attorney
Nate Plaizier, Finance Director
Mackenzie Wood, Assistant Planner
Jacob Smith, Administrative Services Director
Jennifer Hansen, City Recorder

DISCUSSION OF GOALS

Planning Commission Chair Kevin Daly shared a list of 2021 Planning Commission goals, and explained the list was heavily influenced by bills passed during the 2021 State Legislative Session.

I. Major Future Planning Goals

- General Plan Update/Economic Planning – *pending budget approval*

II. Significant Planning/Regulatory Goals

- Accessory Dwelling Ordinance – *state requirement*
- Subdivision Ordinance Update – *state requirement*

III. Straightforward Planning/Regulatory Goals

- Parking Ordinance Update – *Commission directed*
- Residential Development (i.e., Single-family uses) outside a platted subdivision – *Commission directed*
- Food Truck Ordinance – *state requirement*

The City Council and Planning Commission discussed existing parking requirements and the risk of properties having too much or not enough parking, and discussed simplifying the application process for residential development outside a platted subdivision.

1 Councilmember McEwan referred to recent changes to park strip landscaping
2 requirements, and expressed a desire to continue the focus on water conservation with the
3 General Plan update. Councilmember Fillmore said she agreed, and said she hoped the City
4 would develop a strong overall vision and stick to it. Referring to the General Plan update process,
5 Councilmember Fillmore emphasized the need to establish an expectation of quality and
6 consistency. Councilmember McEwan mentioned the need to ensure sustainability as well.

7
8 Councilmembers and Commissioners discussed moderate income housing and the
9 current housing market. Councilmember McEwan spoke of the need for responsible planning that
10 would allow increased density without destroying Centerville's existing high quality of life. The
11 group discussed accessory dwelling units (ADUs) and accessory building regulations.

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13 Requests and recommendations between the City Council and the Planning Commission
14 were discussed. Councilmember McEwan suggested the Planning Commission identify milestone
15 points with long-term projects to check in with the Council for feedback. Mayor Wilkinson thanked
16 the Planning Commission for all their hard work.

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18 **ADJOURNMENT**

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20 At 6:45 p.m., Councilmember McEwan **moved** to adjourn the joint work session.
21 Councilmember Ince seconded the motion, which passed by unanimous vote.

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26 Jennifer Hansen, City Recorder

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30 Date Approved

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34 Katie Rust, Recording Secretary

